

Form 1120-S

Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or
is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

OMB No. 1545-0123

2023

For calendar year 2023 or tax year beginning ending

A	S election effective date 01/01/08	TYPE OR PRINT	Name CX MANAGEMENT INC	D	Employer identification number 52-2288150
B	Business activity code number (see instructions) 531120		Number, street, and room or suite no. If a P.O. box, see instructions. 1101 30TH STREET NW SUITE 500	E	Date incorporated 01/15/2001
C	Check if Sch. M-3 attached <input type="checkbox"/>		City or town, state or province, country, and ZIP or foreign postal code WASHINGTON DC 20007	F	Total assets (see instructions) \$ 494,179

- G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. ☐ Yes ☒ No
- H Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return (5) ☐ S election termination
- I Enter the number of shareholders who were shareholders during any part of the tax year **1**
- J Check if corporation: (1) ☐ Aggregated activities for section 465 at-risk purposes (2) ☐ Grouped activities for section 469 passive activity purposes

Caution: Include only trade or business income and expenses on lines 1a through 22. See the instructions for more information.

Income	1a	Gross receipts or sales	1,008,855	b	Less Returns and allowances	810	c	Balance	1,008,045
	2	Cost of goods sold (attach Form 1125-A)							
	3	Gross profit. Subtract line 2 from line 1c							1,008,045
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797)							
	5	Other income (loss) (see instructions—attach statement)							
	6	Total income (loss). Add lines 3 through 5							1,008,045
Deductions (see instructions for limitations)	7	Compensation of officers (see instructions—attach Form 1125-E)							
	8	Salaries and wages (less employment credits)							
	9	Repairs and maintenance							50,216
	10	Bad debts							
	11	Rents							245,238
	12	Taxes and licenses							11,214
	13	Interest (see instructions)							
	14	Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)							24,140
	15	Depletion (Do not deduct oil and gas depletion.)							
	16	Advertising							42,174
	17	Pension, profit-sharing, etc., plans							
	18	Employee benefit programs							
Tax and Payments	19	Energy efficient commercial buildings deduction (attach Form 7205)							
	20	Other deductions (attach statement)				SEE STMT 1			484,126
	21	Total deductions. Add lines 7 through 20							857,108
	22	Ordinary business income (loss). Subtract line 21 from line 6							150,937
	23a	Excess net passive income or LIFO recapture tax (see instructions)		23a					
	b	Tax from Schedule D (Form 1120-S)		23b					
	c	Add lines 23a and 23b (see instructions for additional taxes)					23c		
	24a	Current year's estimated tax payments & preceding year's overpayment credited to the current year		24a					
	b	Tax deposited with Form 7004		24b					
	c	Credit for federal tax paid on fuels (attach Form 4136)		24c					
Sign Here	d	Elective payment election amount from Form 3800		24d					
	z	Add lines 24a through 24d					24z		
	25	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>							
	26	Amount owed. If line 24z is smaller than the total of lines 23c and 25, enter amount owed							
	27	Overpayment. If line 24z is larger than the total of lines 23c and 25, enter amount overpaid							
	28	Enter amount from line 27: Credited to 2024 estimated tax							

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below? See instructions. ☒ Yes ☐ No

PRESIDENT

Signature of officer **CHRISTINA MAHOUBI**

Date

Title

Paid
Preparer
Use Only

Print/Type preparer's name

YOAV KATZ

Preparer's signature

YOAV KATZ

Date

09/10/24Check ☐ if

self-employed

PTIN

P01057947Firm's name **KATZ & CO., P.A.**

Firm's EIN

Firm's address **4641 MONTGOMERY AVE STE 200
BETHESDA, MD 20814**Phone no. **301-951-8700**

For Paperwork Reduction Act Notice, see separate instructions.

Form 1120-S (2023)

Schedule B	Other Information (see instructions)
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1	Check accounting method:	a <input checked="" type="checkbox"/> Cash	b <input type="checkbox"/> Accrual	Yes	No
		c <input type="checkbox"/> Other (specify) _____			
2	See the instructions and enter the:				
	a Business activity	PROP MGMT		b Product or service	OFFICE SPACES
3	At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation				
4	At the end of the tax year, did the corporation:				
	a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below				
	(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) Is 100% Enter the Date (if applicable) a Qualified Subchapter S Subsidiary Election Was Made
	b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below				
	(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
5a	At the end of the tax year, did the corporation have any outstanding shares of restricted stock?				
	If "Yes," complete lines (i) and (ii) below.				
	(i) Total shares of restricted stock				
	(ii) Total shares of non-restricted stock				
b	At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments?				
	If "Yes," complete lines (i) and (ii) below.				
	(i) Total shares of stock outstanding at the end of the tax year				
	(ii) Total shares of stock outstanding if all instruments were executed				
6	Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?				
7	Check this box if the corporation issued publicly offered debt instruments with original issue discount <input type="checkbox"/>				
	If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.				
8	If the corporation (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation, and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years. See instructions \$				
9	Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions				
10	Does the corporation satisfy one or more of the following? See instructions				
	a The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense.				
	b The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$29 million and the corporation has business interest expense.				
	c The corporation is a tax shelter and the corporation has business interest expense.				
	If "Yes," complete and attach Form 8990, Limitation on Business Interest Expense Under Section 163(j).				
11	Does the corporation satisfy both of the following conditions?				
	a The corporation's total receipts (see instructions) for the tax year were less than \$250,000.				
	b The corporation's total assets at the end of the tax year were less than \$250,000.				
	If "Yes," the corporation is not required to complete Schedules L and M-1.				

Schedule B Other Information (see instructions) (continued)

	Yes	No
12 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction \$		X
13 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions		X
14a Did the corporation make any payments in 2023 that would require it to file Form(s) 1099?		X
b If "Yes," did or will the corporation file required Form(s) 1099?		
15 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 15 \$		X
16 At any time during the tax year, did the corporation: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? See instructions		X

Schedule K Shareholders' Pro Rata Share Items

		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1 150,937
	2 Net rental real estate income (loss) (attach Form 8825)	2
	3a Other gross rental income (loss)	3a
	b Expenses from other rental activities (attach statement)	3b
	c Other net rental income (loss). Subtract line 3b from line 3a	3c
	4 Interest income	4 76
	5 Dividends: a Ordinary dividends	5a
	b Qualified dividends	5b
	6 Royalties	6
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120-S))	7
8a Net long-term capital gain (loss) (attach Schedule D (Form 1120-S))	8a	
	b Collectibles (28%) gain (loss)	8b
	c Unrecaptured section 1250 gain (attach statement)	8c
	9 Net section 1231 gain (loss) (attach Form 4797)	9
10 Other income (loss) (see instructions) Type:	10	
Deductions	11 Section 179 deduction (attach Form 4562)	11
	12a Charitable contributions	12a 26,324
	b Investment interest expense	12b
	c Section 59(e)(2) expenditures Type:	12c
d Other deductions (see instructions) Type: SEE STMT 3	12d	
Credits	13a Low-income housing credit (section 42(j)(5))	13a
	b Low-income housing credit (other)	13b
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13c
	d Other rental real estate credits (see instructions) Type:	13d
	e Other rental credits (see instructions) Type:	13e
	f Biofuel producer credit (attach Form 6478)	13f
	g Other credits (see instructions) Type:	13g
Inter-national	14 Attach Schedule K-2 (Form 1120-S), Shareholders' Pro Rata Share Items—International, and check this box to indicate you are reporting items of international tax relevance <input type="checkbox"/>	
Alternative Minimum Tax (AMT) Items	15a Post-1986 depreciation adjustment	15a
	b Adjusted gain or loss	15b
	c Depletion (other than oil and gas)	15c
	d Oil, gas, and geothermal properties – gross income	15d
	e Oil, gas, and geothermal properties – deductions	15e
	f Other AMT items (attach statement)	15f
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a
	b Other tax-exempt income	16b
	c Nondeductible expenses	16c 1,713
	d Distributions (attach statement if required) (see instructions)	16d 341,453
	e Repayment of loans from shareholders	16e
	f Foreign taxes paid or accrued	16f

Schedule K Shareholders' Pro Rata Share Items (continued)

Other Information	Total amount	
	17a	76
	17b	
	17c	
	SEE STATEMENT 4	
Reconciliation	18	124,689

Schedule L Balance Sheets per Books

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash		12,640		
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts	()		()	
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach statement) STMT 5		287,691		306,111
7	Loans to shareholders				182,686
8	Mortgage and real estate loans				
9	Other investments (attach statement)				
10a	Buildings and other depreciable assets	1,198,981		898,165	
b	Less accumulated depreciation	(908,371)	290,610	(892,783)	5,382
11a	Depletable assets				
b	Less accumulated depletion	()		()	
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)				
b	Less accumulated amortization	()		()	
14	Other assets (attach statement)				
15	Total assets		590,941		494,179
Liabilities and Shareholders' Equity					
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach statement) STMT 6		201,325		240,766
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more		140,157		14,214
21	Other liabilities (attach statement) STMT 7				208,217
22	Capital stock		1,000		1,000
23	Additional paid-in capital				
24	Retained earnings		248,459		29,982
25	Adjustments to shareholders' equity (attach statement)				
26	Less cost of treasury stock	()		()	
27	Total liabilities and shareholders' equity		590,941		494,179

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note: The corporation may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	122,976	5 Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 16f (itemize):		6 Deductions included on Schedule K, lines 1 through 12, and 16f, not charged against book income this year (itemize):	
a Depreciation \$		a Depreciation \$	
b Travel and entertainment \$	1,713		
	1,713	7 Add lines 5 and 6	
4 Add lines 1 through 3	124,689	8 Income (loss) (Schedule K, line 18). Subtract line 7 from line 4	124,689

Schedule M-2 Analysis of Accumulated Adjustments Account, Shareholders' Undistributed Taxable Income Previously Taxed, Accumulated Earnings and Profits, and Other Adjustments Account
(see instructions)

	(a) Accumulated adjustments account	(b) Shareholders' undistributed taxable income previously taxed	(c) Accumulated earnings and profits	(d) Other adjustments account
1 Balance at beginning of tax year	218,477		29,982	
2 Ordinary income from page 1, line 22	150,937			
3 Other additions STMT 8	76			
4 Loss from page 1, line 22	()			
5 Other reductions STMT 9	(28,037)			()
6 Combine lines 1 through 5	341,453		29,982	
7 Distributions	341,453			
8 Balance at end of tax year. Subtract line 7 from line 6	0		29,982	

Schedule K-1
(Form 1120-S)

Department of the Treasury
Internal Revenue Service

2023

For calendar year 2023, or tax year

☐ Final K-1

☐ Amended K-1

671121
OMB No. 1545-0123

beginning

ending

Shareholder's Share of Income, Deductions, Credits, etc.
See separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
52-2288150

B Corporation's name, address, city, state, and ZIP code
CX MANAGEMENT INC

1101 30TH STREET NW SUITE 500
WASHINGTON DC 20007

C IRS Center where corporation filed return
E-FILE

D Corporation's total number of shares
Beginning of tax year 1,000
End of tax year 1,000

Part II Information About the Shareholder

E Shareholder's identifying number
486-76-5021

F Shareholder's name, address, city, state, and ZIP code
BRIAN MAHOUBI
9924 BENT CROSS DR

POTOMAC MD 20854

G Current year allocation percentage 100.000000 %

H Shareholder's number of shares
Beginning of tax year 1,000
End of tax year 1,000

I Loans from shareholder
Beginning of tax year \$ 0
End of tax year \$ 0

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	13	Credits
	150,937		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
	76		
5a	Ordinary dividends		
5b	Qualified dividends	14	Schedule K-3 is attached if checked <input type="checkbox"/>
6	Royalties	15	Alternative minimum tax (AMT) items
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)	16	Items affecting shareholder basis
		C*	1,713
10	Other income (loss)	D	341,453
		17	Other information
		A	76
11	Section 179 deduction	V*	STMT
12	Other deductions	A	26,324
		AC*	STMT
ZZ*		ZZ*	STMT
18	<input type="checkbox"/> More than one activity for at-risk purposes*		
19	<input type="checkbox"/> More than one activity for passive activity purposes*		

* See attached statement for additional information.

For IRS Use Only

Form **4562****Depreciation and Amortization**
(Including Information on Listed Property)

OMB No. 1545-0172

Department of the Treasury
Internal Revenue Service

Attach to your tax return.

Go to www.irs.gov/Form4562 for instructions and the latest information.**2023**Attachment
Sequence No. **179**

Name(s) shown on return

CX MANAGEMENT INC

Identifying number

52-2288150

Business or activity to which this form relates

REGULAR DEPRECIATION**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,160,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,890,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2022 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2024. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	23,616
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2023	17	0
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

Section B—Assets Placed in Service During 2023 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property		2,736	5.0	MQ	200DB	410
c 7-year property		3,168	7.0	MQ	200DB	114
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			27.5 yrs.	MM	S/L	
			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2023 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	24,140
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

DAA

Form **4562** (2023)
THERE ARE NO AMOUNTS FOR PAGE 2

Section 199A Information Worksheet

Form **1120-S**

2023

For calendar year 2023 or tax year beginning , ending

Name

Employer Identification Number

CX MANAGEMENT INC

52-2288150

	Activity Description	Pass-Through Entity EIN	PTP	Aggregated	SSTB
Column A	PAGE 1 ACTIVITY				
Column B					
Column C					
Column D					
Column E					

QBI or Qualified PTP items:

	Column A	Column B	Column C	Column D	Column E
Ordinary business income (loss)	150,937				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalty income (loss)					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Other deductions					
W-2 wages					
Qualified property	294,131				

Other Information:

QBI allocable to cooperative pmts received
W-2 wages allocable to qualified payments
Section 199A(g) deduction

Section 199A REIT dividends

Federal Statements

Statement 1 - Form 1120-S, Page 1, Line 20 - Other Deductions

Description	Amount
AUTOMOBILE AND TRUCK EXPENSE	\$ 6,016
CLEANING	16,385
INSURANCE	16,959
LEGAL AND PROFESSIONAL	37,951
POSTAGE	3,709
SUPPLIES	15,527
TELEPHONE & INTERNET	69,654
TRAVEL	12,455
PARKING FOR CLIENT	35,189
DUES & SUBSCRIPTIONS	669
FURNITURE & EQUIPMENT RENTAL	41,012
FURNITURE MOVE	840
MANAGEMENT FEES	212,551
BANK & MERCHANT FEES	1,215
COMMISSIONS	2,028
GIFTS	2,000
OFFICE EXPENSE	8,253
50% OF MEALS	1,713
TOTAL	\$ 484,126

Statement 2 - Form 1120-S, Page 3, Schedule K, Line 12a - Cash Contributions

Description	Cash Contrib 60%	Cash Contrib 30%	Total
CASH CONTRIBUTIONS	\$ 26,324	\$	\$ 26,324
TOTAL	\$ 26,324	\$ 0	\$ 26,324

Statement 3 - Form 1120-S, Page 3, Schedule K, Line 12d - Other Deductions

Description	Amount
MEDICAL EXPENSE	\$
TOTAL	\$ 0

Statement 4 - Form 1120-S, Page 4, Schedule K, Line 17d - Other Items and Amounts

Description	Amount
SECTION 199A INFORMATION - SEE ATTACHED WRK	\$
DC TAXABLE INCOME	135,924
DC INCOME TAX PAID	11,214

Federal Statements

Statement 5 - Form 1120-S, Page 4, Schedule L, Line 6 - Other Current Assets

Description	Beginning of Year	End of Year
DUE FROM CX INTERNATIONAL	\$ 126,097	\$
DUE FROM CXI CORPORATION	500	500
PREPAID STATE INCOME TAXES	8,527	7,313
SECURITY DEPOSIT- ON CXC SPAC	149,517	149,517
DUE FROM ANTONIE	350	350
DUE FROM FRED ADAMS	2,700	2,700
SECURITY DEPOSIT - LANDLORD		145,731
TOTAL	\$ 287,691	\$ 306,111

Statement 6 - Form 1120-S, Page 4, Schedule L, Line 18 - Other Current Liabilities

Description	Beginning of Year	End of Year
DUE TO CXC - TENANT DEPOSIT	\$ 70,325	\$ 70,325
DUE TO CXC	131,000	131,000
CAS OVERDRAFT		19,907
DUE TO CX INTERNATIONAL		19,534
TOTAL	\$ 201,325	\$ 240,766

Statement 7 - Form 1120-S, Page 4, Schedule L, Line 21 - Other Liabilities

Description	Beginning of Year	End of Year
FUND FR LANDLORD -FUTURE IMPR	\$	\$ 208,217
TOTAL	\$ 0	\$ 208,217

Statement 8 - Form 1120-S, Page 5, Schedule M-2, Line 3(a) - Other Additions

Description	Amount
INTEREST INCOME	\$ 76
TOTAL	\$ 76

Statement 9 - Form 1120-S, Page 5, Schedule M-2, Line 5(a) - Other Reductions

Description	Amount
TRAVEL & ENTERTAINMENT	\$ 1,713
CHARITABLE CONTRIBUTIONS	26,324
TOTAL	\$ 28,037

Federal Statements**BRIAN MAHOUBI****486-76-5021****Schedule K-1, Box 12, Code ZZ - Other Deductions**

Description	Shareholder Amount
MEDICAL EXPENSE	\$ 0
TOTAL	\$ 0

Schedule K-1, Box 16, Code C - Nondeductible Expenses

Description	Shareholder Amount
PAGE 1 MEALS	\$ 1,713
TOTAL	\$ 1,713

Schedule K-1, Box 17, Code AC - Gross Receipts for Section 448(c)

Description	Shareholder Amount
8990 GROSS RECEIPTS FOR 2022	790,964
8990 GROSS RECEIPTS FOR 2021	856,657
8990 GROSS RECEIPTS FOR 2020	907,776

Schedule K-1, Box 17, Code ZZ - Other Information

Description	Shareholder Amount
DC TAXABLE INCOME	135,924
DC INCOME TAX PAID	11,214

Form **1120-S**
Schedule K-1

Schedule K-1, Box 17, Code V
Shareholder's Section 199A Information

2023

For calendar year 2023 or tax year beginning , ending

Name
CX MANAGEMENT INC
BRIAN MAHOUBI

Taxpayer Identification Number
52-2288150
486-76-5021

	Activity Description	Pass-Through Entity EIN	PTP	Aggregated	SSTB
Column A	PAGE 1 ACTIVITY				
Column B					
Column C					
Column D					
Column E					

QBI or Qualified PTP items:

	Column A	Column B	Column C	Column D	Column E
Ordinary business income (loss)	150,937				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalty income (loss)					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Other deductions					

W-2 wages

Qualified property **294,131**

Other Information:

QBI allocable to cooperative pmts received
W-2 wages allocable to qualified payments
Section 199A(g) deduction

Section 199A REIT dividends

Federal Asset Report

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Asset	Description	Date In Service	Cost	Bus %	Sec 179	Bonus	Basis for Depr	PerConv Meth	Prior	Current
5-year GDS Property:										
50	EQUIPMENT	7/01/23	13,682			X	2,736	5 MQ200DB	0	11,356
			<u>13,682</u>				<u>2,736</u>		<u>0</u>	<u>11,356</u>
7-year GDS Property:										
49	FURNITURE	12/31/23	15,838			X	3,168	7 MQ200DB	0	12,784
			<u>15,838</u>				<u>3,168</u>		<u>0</u>	<u>12,784</u>
Prior MACRS:										
1	FURNITURE	12/02/03	3,535		X	X	0	7 HY 200DB	3,535	0
2	FURNITURE	7/30/04	1,460			X	730	7 HY 200DB	1,460	0
3	COMPUTER EQUIPMENT- ROUTER	3/04/04	663			X	331	5 HY 200DB	663	0
4	FURNITURE	4/15/05	816		X		0	7 HY 200DB	816	0
5	BUILDING IMPROVEMENTS	7/01/07	133,369				133,369	5 HY S/L	133,369	0
6	FURNITURE	4/25/08	2,112		X	X	0	7 HY 200DB	2,112	0
7	EQUIPMENT	1/07/08	1,786		X	X	0	5 HY 200DB	1,786	0
8	BUILDING IMPROVEMENTS	7/01/08	195,416			X	97,708	5 HY S/L	195,416	0
9	FURNITURE	8/05/08	2,817		X	X	0	7 HY 200DB	2,817	0
10	FURNITURE	10/28/08	1,743		X	X	0	7 HY 200DB	1,743	0
11	FURNITURE	12/31/08	10,000			X	5,000	7 HY 200DB	10,000	0
12	EQUIPMENT	3/03/08	302		X	X	0	5 HY 200DB	302	0
13	EQUIPMENT	4/14/08	1,300		X	X	0	5 HY 200DB	1,300	0
14	EQUIPMENT	5/23/08	850		X	X	0	5 HY 200DB	850	0
15	EQUIPMENT	6/09/08	669		X	X	0	5 HY 200DB	669	0
16	EQUIPMENT	7/10/08	1,753		X	X	0	5 HY 200DB	1,753	0
17	EQUIPMENT	12/31/08	13,584			X	6,792	5 HY 200DB	13,584	0
18	FURNITURE	2/02/09	4,530		X	X	0	7 HY 200DB	4,530	0
19	FURNITURE	2/02/09	2,587		X	X	0	7 HY 200DB	2,587	0
20	FURNITURE	5/06/09	5,170		X	X	0	7 HY 200DB	5,170	0
21	FURNITURE	6/01/09	3,929		X	X	0	7 HY 200DB	3,929	0
22	FURNITURE	10/01/09	5,727		X	X	0	7 HY 200DB	5,727	0
23	FURNITURE	7/09/09	3,622		X	X	0	7 HY 200DB	3,622	0
24	OFFICE EQUIPMENT	11/07/09	948		X	X	0	5 HY 200DB	948	0
25	BUILDING IMPROVEMENT	7/01/09	128,107			X	64,053	5 HY S/L	128,107	0
26	FURNITURE	2/07/10	1,200		X	X	0	7 HY 200DB	1,200	0
27	FURNITURE	6/07/10	2,444		X	X	0	7 HY 200DB	2,444	0
28	EQUIPMENT	4/12/10	776		X	X	0	7 HY 200DB	776	0
29	FURNITURE	9/15/10	1,491		X	X	0	7 HY 200DB	1,491	0
30	FURNITURE	10/07/10	3,360		X	X	0	7 HY 200DB	3,360	0
31	IMAC	10/30/12	1,419		X	X	0	5 HY 200DB	1,419	0
32	FURNITURE	7/01/14	17,322		X	X	0	5 HY S/L	17,322	0
33	FURNITURE	7/01/15	18,455		X	X	0	7 HY 200DB	18,455	0
34	FURNITURE	7/01/16	12,316		X	X	0	7 HY 200DB	12,316	0
35	FURNITURE	7/01/17	6,265		X	X	0	7 HY 200DB	6,265	0
36	FURNITURE	7/01/18	4,376		X	X	0	7 HY 200DB	4,376	0
37	FURNITURE	7/01/19	23,281		X	X	0	7 HY 200DB	23,281	0
38	LIGHT FIXTURES	10/07/19	40,580		X	X	0	5 HY 200DB	40,580	0
39	TELEPHONE AND CABLING EQUIPME	5/16/19	32,658		X	X	0	5 HY 200DB	32,658	0
40	FURNITURE	2/14/20	10,204			X	0	7 HY 200DB	10,204	0
41	EQUIPMENT	7/01/20	8,706			X	0	7 HY 200DB	8,706	0
42	AUDIO VIDEO SYSTEM	1/27/20	61,007			X	0	7 HY 200DB	61,007	0
43	FURNITURE	7/01/21	9,916			X	0	7 HY 200DB	9,916	0
44	FURNITURE	6/16/22	9,190			X	0	7 HY 200DB	9,190	0
45	COMPUTER	4/12/22	1,357			X	0	5 HY 200DB	1,357	0
46	EQUIPMENT	6/01/22	8,978			X	0	5 HY 200DB	8,978	0
48	TELEPHONE SYSTEM	7/01/07	66,547		X		0	7 HY 200DB	66,547	0
			<u>868,643</u>				<u>307,983</u>		<u>868,643</u>	<u>0</u>
Grand Totals			898,163				313,887		868,643	24,140
Less: Dispositions and Transfers			0				0		0	0
Less: Start-up/Org Expense			0				0		0	0
Net Grand Totals			<u>898,163</u>				<u>313,887</u>		<u>868,643</u>	<u>24,140</u>

AMT Asset Report

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Asset	Description	Date In Service	Cost	Bus %	Sec 179B	Bonus	Basis for Depr	PerConv Meth	Prior	Current
5-year GDS Property:										
50	EQUIPMENT	7/01/23	13,682			X	2,736	5 MQ200DB	0	11,356
			<u>13,682</u>				<u>2,736</u>		<u>0</u>	<u>11,356</u>
7-year GDS Property:										
49	FURNITURE	12/31/23	15,838			X	3,168	7 MQ200DB	0	12,784
			<u>15,838</u>				<u>3,168</u>		<u>0</u>	<u>12,784</u>
Prior MACRS:										
1	FURNITURE	12/02/03	3,535			X	1,767	7 HY 200DB	3,535	0
2	FURNITURE	7/30/04	1,460			X	730	7 HY 200DB	1,460	0
3	COMPUTER EQUIPMENT- ROUTER	3/04/04	663			X	331	5 HY 200DB	663	0
4	FURNITURE	4/15/05	816				816	7 HY 150DB	816	0
5	BUILDING IMPROVEMENTS	7/01/07	133,369				133,369	5 HY S/L	133,369	0
6	FURNITURE	4/25/08	2,112			X	1,056	7 HY 200DB	2,112	0
7	EQUIPMENT	1/07/08	1,786			X	893	5 HY 200DB	1,786	0
8	BUILDING IMPROVEMENTS	7/01/08	195,416			X	97,708	5 HY S/L	195,416	0
9	FURNITURE	8/05/08	2,817			X	1,408	7 HY 200DB	2,817	0
10	FURNITURE	10/28/08	1,743			X	871	7 HY 200DB	1,743	0
11	FURNITURE	12/31/08	10,000			X	5,000	7 HY 200DB	10,000	0
12	EQUIPMENT	3/03/08	302			X	151	5 HY 200DB	302	0
13	EQUIPMENT	4/14/08	1,300			X	650	5 HY 200DB	1,300	0
14	EQUIPMENT	5/23/08	850			X	425	5 HY 200DB	850	0
15	EQUIPMENT	6/09/08	669			X	334	5 HY 200DB	669	0
16	EQUIPMENT	7/10/08	1,753			X	876	5 HY 200DB	1,753	0
17	EQUIPMENT	12/31/08	13,584			X	6,792	5 HY 200DB	13,584	0
18	FURNITURE	2/02/09	4,530			X	2,265	7 HY 200DB	4,530	0
19	FURNITURE	2/02/09	2,587			X	1,293	7 HY 200DB	2,587	0
20	FURNITURE	5/06/09	5,170			X	2,585	7 HY 200DB	5,170	0
21	FURNITURE	6/01/09	3,929			X	1,964	7 HY 200DB	3,929	0
22	FURNITURE	10/01/09	5,727			X	2,863	7 HY 200DB	5,727	0
23	FURNITURE	7/09/09	3,622			X	1,811	7 HY 200DB	3,622	0
24	OFFICE EQUIPMENT	11/07/09	948			X	474	5 HY 200DB	948	0
25	BUILDING IMPROVEMENT	7/01/09	128,107			X	64,053	5 HY S/L	128,107	0
26	FURNITURE	2/07/10	1,200			X	600	7 HY 200DB	1,200	0
27	FURNITURE	6/07/10	2,444			X	1,222	7 HY 200DB	2,444	0
28	EQUIPMENT	4/12/10	776			X	388	7 HY 200DB	776	0
29	FURNITURE	9/15/10	1,491			X	0	7 HY 200DB	1,491	0
30	FURNITURE	10/07/10	3,360			X	0	7 HY 200DB	3,360	0
31	IMAC	10/30/12	1,419			X	709	5 HY 200DB	1,419	0
32	FURNITURE	7/01/14	17,322			X	8,661	5 HY S/L	17,322	0
33	FURNITURE	7/01/15	18,455			X	9,227	7 HY 200DB	18,455	0
34	FURNITURE	7/01/16	12,316			X	0	7 HY 200DB	12,316	0
35	FURNITURE	7/01/17	6,265			X	0	7 HY 200DB	6,265	0
36	FURNITURE	7/01/18	4,376			X	0	7 HY 200DB	4,376	0
37	FURNITURE	7/01/19	23,281			X	0	7 HY 200DB	23,281	0
38	LIGHT FIXTURES	10/07/19	40,580			X	0	5 HY 200DB	40,580	0
39	TELEPHONE AND CABLING EQUIPME	5/16/19	32,658			X	0	5 HY 200DB	32,658	0
40	FURNITURE	2/14/20	10,204			X	0	7 HY 200DB	10,204	0
41	EQUIPMENT	7/01/20	8,706			X	0	7 HY 200DB	8,706	0
42	AUDIO VIDEO SYSTEM	1/27/20	61,007			X	0	7 HY 200DB	61,007	0
43	FURNITURE	7/01/21	9,916			X	0	7 HY 200DB	9,916	0
44	FURNITURE	6/16/22	9,190			X	0	7 HY 200DB	9,190	0
45	COMPUTER	4/12/22	1,357			X	0	5 HY 200DB	1,357	0
46	EQUIPMENT	6/01/22	8,978			X	0	5 HY 200DB	8,978	0
48	TELEPHONE SYSTEM	7/01/07	66,547			X	0	7 HY 200DB	66,547	0
			<u>868,643</u>				<u>351,292</u>		<u>868,643</u>	<u>0</u>
Grand Totals			898,163				357,196		868,643	24,140
Less: Dispositions and Transfers			0				0		0	0
Net Grand Totals			<u>898,163</u>				<u>357,196</u>		<u>868,643</u>	<u>24,140</u>